



Presented by: **Micky Kandola**

Royal LePage - Wolstencroft  
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**Active**  
**R2591955**  
Board: V  
House/Single Family

**2921 W 41ST AVENUE**

Vancouver West  
Kerrisdale  
V6N 3C8

Residential Detached

**\$3,999,999** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>45.00</b>	Original Price: <b>\$3,999,999</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>2015</b>
Depth / Size: <b>163.9</b>	Bathrooms:	<b>8</b>	Age: <b>6</b>
Lot Area (sq.ft.): <b>7,356.00</b>	Full Baths:	<b>6</b>	Zoning: <b>RS-5</b>
Flood Plain: <b>No</b>	Half Baths:	<b>2</b>	Gross Taxes: <b>\$13,134.10</b>
Rear Yard Exp:			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>013-270-125</b>
			Tour:

View: **No** :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stone**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Hot Water, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing: **No**  
 R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **3** Parking Access: **Side**  
 Parking: **Garage; Triple**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish:

Legal: **LOT C, BLOCK 10, PLAN VAP2981, DISTRICT LOT 2027, NEW WESTMINSTER LAND DISTRICT, OF LOTS 12 & 13 EXC N 5' NOW LANE**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	16'2 x 18'8	Below	Media Room	19'4 x 11'11			x
Main	Dining Room	12'6 x 9'11	Below	Living Room	13'4 x 10'2			x
Main	Kitchen	15'1 x 11'9	Below	Recreation	13'4 x 10'2			x
Main	Wok Kitchen	10'6 x 5'7	Below	Kitchen	9'0 x 7'9			x
Main	Living Room	11'5 x 14'8	Below	Bedroom	9'0 x 9'0			x
Main	Office	11'5 x 10'8	Below	Bedroom	13'4 x 9'6			x
Above	Master Bedroom	15'1 x 13'7						x
Above	Bedroom	12'8 x 9'4						x
Above	Bedroom	15'1 x 9'3						x
Above	Bedroom	11'4 x 11'9						x

Finished Floor (Main):	<b>1,496</b>	# of Rooms: <b>16</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,195</b>	# of Kitchens: <b>3</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,647</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	<b>Above</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>4,338 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Above</b>	<b>3</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5	<b>Above</b>	<b>3</b>	<b>No</b>	Grg Dr Ht:
Grand Total:	<b>4,338 sq. ft.</b>	Beds not in Basement: <b>6</b>	6	<b>Below</b>	<b>3</b>	<b>No</b>	
		Basement: <b>Fully Finished</b>	7	<b>Below</b>	<b>2</b>	<b>No</b>	
			8	<b>Below</b>	<b>3</b>	<b>No</b>	

Listing Broker(s): **Park Georgia Realty Ltd.**

**Court Order Sale, custom built home in Kerrisdale. 6 bedrooms, 8 baths, radiant heat, air conditioning, wood flooring, 4338 square feet. Main floor features 10 foot coffered ceiling, gourmet kitchen plus wok kitchen. The family room with glass doors opens to the large private deck. The lower floor features theater, wet bar, sauna, recreation room plus 2 bedroom suite. Showings Sunday June 27 from 2 to 4**



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**Active**  
**R2567782**  
 Board: V  
 House/Single Family

**1896 WESBROOK CRESCENT**

Vancouver West  
 University VW  
 V6T 1W2

Residential Detached

**\$4,800,000** (LP)

(SP)



Sold Date: Frontage (feet): **111.00** Original Price: **\$5,200,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1955**  
 Depth / Size: **200** Bathrooms: **2** Age: **66**  
 Lot Area (sq.ft.): **223,200.00** Full Baths: **2** Zoning: **SFD**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$20,878.00**  
 Rear Yard Exp: **North** For Tax Year: **2020**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **800-145-631**  
 Tour: **Virtual Tour URL**

View: **No** :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Concrete, Frame - Wood**  
 Exterior: **Mixed, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Tar & Gravel**

Total Parking: **6** Covered Parking: **2** Parking Access: **Side**  
 Parking: **Garage; Double, Open**  
 Dist. to Public Transit: **2 BLK** Dist. to School Bus: **2 BLK**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No : PROPERTY BEING SOLD AS IS, WHERE IS**  
 Floor Finish: **Mixed, Other**

Legal: **LT10 BLK84 PL 5449 DL140 GRP1 NW LD PID 011-159-286 \*\*DBLE EXPOSURE RES LAND - R2546297\*\***

Amenities: **Exercise Centre, Garden, In Suite Laundry, Pool; Outdoor, Storage**

Site Influences: **Central Location, Paved Road, Private Setting**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24'6 x 21'7	Above	Bedroom	11'3 x 10'4			x
Main	Kitchen	18' x 9'	Above	Steam Room	9'6 x 6'			x
Main	Eating Area	10' x 8'	Above	Sauna	6' x 5'			x
Main	Family Room	19'6 x 16'5	Above	Laundry	15' x 10'			x
Main	Solarium	18' x 10'	Below	Games Room	17' x 15'			x
Main	Master Bedroom	14' x 14'						x
Main	Bedroom	10'7 x 10'2						x
Main	Bedroom	13' x 12'8						x
Main	Office	17' x 10'						x
Above	Bedroom	10' x 11'3						x

Finished Floor (Main):	<b>1,315</b>	# of Rooms:	<b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above):	<b>1,070</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>	
Finished Floor (Below):	<b>1,028</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>4</b>	<b>Yes</b>	
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	<b>Below</b>	<b>0</b>	<b>No</b>	
Finished Floor (Total):	<b>3,413 sq. ft.</b>	Crawl/Bsmt. Height:		4				
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5				
Grand Total:	<b>3,413 sq. ft.</b>	Basement:	<b>Full</b>	6				
				7				
				8				

Listing Broker(s): **Sutton Group-West Coast Realty**

**Land Value only. Foreclosure.**



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**Active**  
**R2585458**  
Board: V  
House/Single Family

**1667 W 40TH AVENUE**

Vancouver West  
Shaughnessy  
V6M 1W1

Residential Detached

**\$7,490,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>100.00</b>	Original Price: <b>\$7,490,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1926</b>
Depth / Size: <b>175</b>	Bathrooms:	<b>4</b>	Age: <b>95</b>
Lot Area (sq.ft.): <b>17,500.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS3A</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$32,477.70</b>
Rear Yard Exp:			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>011-124-610</b>
			Tour:

View: :

Complex / Subdiv: **Shaughnessy**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Septic, Water**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Stone, Stucco, Wood**

Foundation: **Concrete Block**

Rain Screen:

Renovations: **Partly**

# of Fireplaces: **2**

Fireplace Fuel: **Natural Gas**

Water Supply: **City/Municipal**

Fuel/Heating: **Baseboard, Natural Gas**

Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**

Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access: **Rear**

Parking: **DetachedGrge/Carport, Garage; Double**

Dist. to Public Transit: **1 block** Dist. to School Bus: **Few blocks**

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No** :

Fixtures Rmvd: :

Floor Finish:

Legal: **LOT 6, BLOCK 4, PLAN VAP5552, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 6**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'1 x 14'6	Above	Bedroom	11'11 x 10'10			x
Main	Dining Room	14'0 x 13'5	Above	Bedroom	13'0 x 11'2			x
Main	Kitchen	15'5 x 12'7	Above	Bedroom	14'0 x 13'6			x
Main	Den	11'8 x 8'12	Above	Storage	11'4 x 7'11			x
Main	Family Room	19'3 x 17'9	Above	Walk-In Closet	8'2 x 3'5			x
Main	Office	15'6 x 12'3	Above	Walk-In Closet	9'3 x 7'8			x
Main	Eating Area	14'1 x 10'3	Bsmt	Storage	19'6 x 12'0			x
Main	Mud Room	9'5 x 6'6	Bsmt	Wine Room	12'0 x 7'9			x
Main	Foyer	9'11 x 8'9	Bsmt	Games Room	18'6 x 10'8			x
Above	Master Bedroom	19'0 x 12'0	Bsmt	Media Room	19'5 x 12'7			x

Finished Floor (Main):	<b>2,055</b>	# of Rooms: <b>20</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,462</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,281</b>	Suite:	3	<b>Above</b>	<b>5</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>4,798 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Grand Total:	<b>4,798 sq. ft.</b>	Basement: <b>Fully Finished</b>	6				
			7				
			8				

Listing Broker(s): **Oakwyn Realty Downtown Ltd.** **Sotheby's International Realty Canada**

**The location, Shaughnessy says it all! This elegant 4,800 sq ft, 1926 Tudor style character home with 4 bedrooms on a rectangular, level 100 X 175 lot was renovated with care in early 2000s. Featuring a grand foyer, classic cross hall living/dining, to a country style kitchen and multiple decks/patios that open to a lifestyle-filled outdoor pool. Store your wine collection in a full temperature controlled cellar fit in a finished lower floor with room for a nanny suite. Central reach to Kerrisdale Village, Oakridge and all schools - Crofton, Vancouver College, York House, Little Flower and St. George's. Viewing by appointment only!**